

046.A

Map

0002

Block

0041.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 403,200 /

USE VALUE: 403,200 /

ASSESSed: 403,200 /

Total Card /

Total Parcel

403,200

403,200

403,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41		SHERBORN ST, ARLINGTON

OWNERSHIP

Owner 1:	LINK CHRISTOPHER J
Owner 2:	
Owner 3:	
Street 1:	41 SHERBORN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	WANG JUN & DING YAN -
Owner 2:	-
Street 1:	
Twn/City:	
St/Prov:	
Postal:	

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1925, having primarily Wood Shingle Exterior and 1086 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7553																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	403,200			403,200
Total Card	0.000	403,200			403,200
Total Parcel	0.000	403,200			403,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:	371.27	/Parcel:	371.2

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	397,400	0	.		397,400	397,400	Year End Roll	12/18/2019
2019	102	FV	411,400	0	.		411,400	411,400	Year End Roll	1/3/2019
2018	102	FV	364,600	0	.		364,600	364,600	Year End Roll	12/20/2017
2017	102	FV	333,000	0	.		333,000	333,000	Year End Roll	1/3/2017
2016	102	FV	333,000	0	.		333,000	333,000	Year End	1/4/2016
2015	102	FV	308,300	0	.		308,300	308,300	Year End Roll	12/11/2014
2014	102	FV	294,500	0	.		294,500	294,500	Year End Roll	12/16/2013
2013	102	FV	294,500	0	.		294,500	294,500		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WANG JUN & DING	40610-081		8/25/2003		282,000	No	No		

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WANG JUN & DING	40610-081		8/25/2003		282,000	No	No		

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WANG JUN & DING	40610-081		8/25/2003		282,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/13/2019	1698	Redo Bat	39,240	C				
7/26/2018	1048	Wood Dec	4,050	C				repair deck
9/4/2007	770	Redo Kit	11,500			G9	GR FY09	

ACTIVITY INFORMATION

Date	Result	By	Name
7/12/2018	Measured	DGM	D Mann
6/9/2004	External Ins	BR	B Rossignol

Sign:

VERIFICATION OF VISIT NOT DATA

DISCLAIMER

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

Type:	99 - Condo Conv			
Sty Ht:	1 - 1 Story			
(Liv) Units:	1	Total:	1	
Foundation:	2 - Conc. Block			
Frame:	1 - Wood			
Prime Wall:	1 - Wood Shingle			
Sec Wall:	2 - Clapboard	40	%	
Roof Struct:	2 - Hip			
Roof Cover:	1 - Asphalt Shgl			
Color:	TAN			
View / Desir:				

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

[illegible]

GENERAL INFORMATION

Grade: C - Average			
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdic	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

OTHER FEATURES			
Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	55.000000000
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1											# Units: 1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 2		Baths: 1		HB					

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION		
Phys Cond:	GD - Good	18.0 %
Functional:		
Economic:		
Special:		
Override:		
	Total:	18.6 %

CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	0.98000205
Adj \$ / SQ:	390.286
Other Features:	71500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	495350
Depreciation:	92135
Depreciated Total:	403215

REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	1
Totals			
1	6	2	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

COMPARABLE SALES

[illegible]

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,086	390.290	423,85
Net Sketched Area:		1,086	Total:	423,85
Size Ad	1086	Gross Are	1086	FinArea

SUB AREA DETAIL

[illegible]

IMAGE

AssessPro Patriot Properties, Inc

